

**SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY  
CAPITAL IMPROVEMENT PROGRAM OVERSIGHT COMMITTEE  
AND SPECIAL BOARD MEETING MINUTES  
THURSDAY, APRIL 30, 2015  
SAN DIEGO INTERNATIONAL AIRPORT  
BOARD ROOM**

**CALL TO ORDER:**

Chair Hubbs called the regular meeting of the Capital Improvement Program Oversight Committee and Special Board Meeting to order at 9:04 a.m., Thursday, April 30, 2015, in the Board Room of the San Diego International Airport, Commuter Terminal, 3225 N. Harbor Drive, San Diego, CA 92101.

**PLEDGE OF ALLEGIANCE:** Board Member Janney led the Pledge of Allegiance.

**ROLL CALL:**

Present:           Committee Members:    Alvarez, Boling, Hubbs, Robinson  
                      Board Members:        Cox, Janney

Absent:            Committee Members:    Gleason

Also Present: Thella F. Bowens, President/CEO; Amy Gonzalez, Senior Director, General Counsel; Lorraine Bennett, Assistant Authority Clerk II; Sara Real, Assistant Authority Clerk I

*Board Member Alvarez arrived during the course of the meeting.*

**NON-AGENDA PUBLIC COMMENT:** None

**NEW BUSINESS**

**1.    APPROVAL OF MINUTES:**

RECOMMENDATION: Approve the minutes of the January 22, 2015, regular meeting.

**ACTION: Moved by Board Member Robinson and seconded by Board Member Boling to approve staff's recommendation. Motion carried unanimously, noting Board Member Gleason as ABSENT.**

*Board Member Alvarez arrived at 9:07 a.m.*

**2. TERMINAL 2 PARKING PLAZA UPDATE:**

Ajay Babla, Program Manager, Airport Design & Construction, provided a presentation on the Terminal 2 Parking Plaza Update, which included Previous Board Approvals; Project Milestones; Project Delivery; Programmatic Document; Budget Validation Milestones; and Next Steps.

In response to Board Member Alvarez regarding why a design build concept is being proposed for this project, Jeffrey Woodson, Vice President, Development, stated that a design build concept provides more accuracy with project costs.

Thella F. Bowens, President/CEO, stated that as the design build team is proposing numbers, the Authority validates those numbers to leverage the best pricing. She also stated that the Authority is looking for a design that protects the views, and enhances the passenger experience, which supports the goals of the Coastal Commission to protect coastal lands.

In response to Board Member Boling's concerns about limiting competition with a design-build process versus a design-bid-build process, Mr. Woodson stated that design-build requires the contractor to provide all known costs up front.

Ajay Babla, Program Manager, stated that the single contract is key to allow for ease of a single point of contact and coordination. He also stated that the Authority is not responsible for any design errors and it is the design builder's responsibility to keep the project within budget.

Ms. Bowens stated that design-build provides a product that is affordable and reduces risks associated with change orders.

In response to Board Member Boling regarding what is the status of the Coastal Commission with the project, Ted Anasis, Manager, Regional Planning, stated that staff is working with the Coastal Commission to address issues to minimize traffic and visual effects along Harbor Drive. He also stated that the project is scheduled for the June Coastal Commission hearings.

In response to Board Member Boling regarding whether traffic circulation falls within the Coastal Commission's purview, Mr. Anasis stated that because North Harbor Drive is a primary coastal access corridor, the Coastal Commission does have purview in ensuring that coastal access is maintained for all of the people of California.



In response to Board Member Boling regarding clarification that if the Coastal Commissions' purview is to ensure that coastal access is maintained for citizens, and that there is nothing the Authority is doing to prevent anyone from having access, then perhaps it is some sort of qualitative determination of what access means, Mr. Anasis stated that this is being discussed with the Coastal Commission, that the Parking Plaza will not result in additional trips along Harbor Drive, and will not reduce access for citizens.

Ms. Bowens stated that the Authority's certified Environmental Impact Report validates these numbers.

In response to Board Member Robinson regarding if a timeline has been set for when the Parking Plaza will be operational, Mr. Woodson stated that the target date is June/July 2017.

Ms. Bowens stated that setting the timeline will be part of the negotiations with the design-build team.

**3. NORTH SIDE DEVELOPMENT PROGRAM UPDATE:**

Michael Ross, Project Manager, Airport Design & Construction, provided a presentation on the North Side Development Program Update, which included a Program Overview; Key Project Milestones; Construct Airport Electrical Distribution System; Terminal Link Road; North Side Utilities Storm Drain Trunk; North Side Additional Landscape; SDIA Wayfinding Signage; North Side Bypass Taxiway; Rental Car Center Bus Parking Facility; and Employee Parking Lot 6 Expansion.

In response to Chair Hubbs regarding whether water use within the Rental Car Center is being assigned to the rental car agencies, Mr. Ross stated that there is a separate potable water service connection that goes into the RCC which is part of the lease with the rental car companies, who will be responsible for that water.

Chair Hubbs expressed concerns with drought management and associated cutbacks in the future, and suggested that staff look into this moving forward.

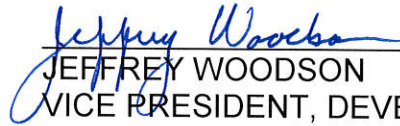
Thella F. Bowens, President/CEO, stated that all leaseholders must meet the Authority's sustainability requirements as part of the lease negotiations and the Authority's monitoring of the leases.

**NON-AGENDA PUBLIC COMMENT** - None

**COMMITTEE MEMBER COMMENTS**

**ADJOURNMENT:** The meeting was adjourned at 9:47 a.m.

APPROVED BY A MOTION OF THE CAPITAL IMPROVEMENT PROGRAM  
OVERSIGHT COMMITTEE THIS 16<sup>th</sup> DAY OF JULY, 2015.

  
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JEFFREY WOODSON  
VICE PRESIDENT, DEVELOPMENT

ATTEST:

  
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LORRAINE BENNETT  
ASSISTANT AUTHORITY CLERK II